M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
Shyam Square, Amravati - 444601

Mob. No. +91 7020387041 email id - cagadassociates@gmail.com,
caankittalreja@gmail.com

FORM-3
[see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,
INTEGRATED INFRACON
SUGAT CHOWK JARIPATKA NAGPUR

Sub.:- Certificate of Financial Progress of Work of The Empire MahaRERA Registration Number : P50500034373 being developed by **INTEGRATED INFRACON**

Sir,

This certificate is being issued for RERA compliance for the **The Empire** having MahaRERA Registration Number : P50500034373 being developed by **INTEGRATED INFRACON** is based on the records and documents produced before me and explanations provided to me by the Partners.

FOR THE QUARTER ENDED : 31ST DEC 2023

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr. No.	Particulars	Amount in Rs.
		Estimated Cost
		(At the time of Registration of project)
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	3,00,00,000
	b) Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	3,89,78,242
	c) Estimated Acquisition cost of TDR (if any)	-
	d) Estimated Amounts payable to State Government/UT administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc ; and	21,60,640
	e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-
	f) Under Rehabilitation Scheme :	
	(i)Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	-
	(ii)Estimated Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	iii) Estimated Cost of ASR linled premium, fees, charges artd security deposits ot maittenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	7,11,38,882
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	28,38,33,453
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	1,86,63,022
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	4,25,000
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	3,06,54,013
	Sub-Total of DEVELOPMENT COST	33,35,75,488
	Total Cost of The project (Estimated)	**40,47,14,370**

Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	3,00,00,000
	b) Incurred expenditure on Premiums payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	3,89,78,242
	c) Incurred Expenditure for Acquisition cost of TDR (if any)	-
	d) Amounts paid to State Government/UT administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc ; and	21,60,640
	e) Land Premium paid for redevelopment of land owned by public authorities.	-
	f) Under Rehabilitation Scheme :	
	(i)Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered.	-
	(a) Cost Incurred for construction of rehab building including site development and infrastruture for the same as certified by Engineer.	-
	(b) Incurred Expediture for construction of rehab building as per the books of accounts as verfied by the CA.	-
	(ii) Incurred Expenditure towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towsrds ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-
	(iv) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	7,11,38,882
	Development Cost/ Cost of Construction of Building:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for thEstimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA	15,86,25,475
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	63,23,122
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	-
	(v) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	79,62,685
	Sub-Total of DEVELOPMENT COST	17,29,11,282
3	Total Cost of The project (Actual incurred as on date of certificate)	24,40,50,164
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	60.30
5	Amount which can be withdrawn from the Designated Account.	24,40,50,164
6	Less: Amount withdrawn till date of this certificate from the Designated Account	8,89,30,110
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	15,51,20,054

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W





CA. Ankit Talreja
Nagpur
15th January 2024
UDIN :24177608BKBIQO3702

Date:-15/01/2024
Place:-Nagpur

Table D
Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	**16,06,64,206**
2	Balance amount of receivables from sold apartments as per Table C of this certificate(as certified by Chartered Accountant as verified from the records and books of Accounts)	**13,78,05,658**
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	**5,234.55**
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate	**15,62,72,198**
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	**29,40,77,856**
5	Amount to be deposited in Designated Account – 70% or 100% (if 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account) (if 4 is lesser than 1, then 100 % of the balance receivables of ongoing project will be deposited in designated Account)	**70**

Table E
Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	**-**
2	Deposits	**8,89,50,184**
3	Withdrawals	**8,89,30,110**
4	Closing Balance	**20,074**

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that Integrated Infracon has utilized the required proportion of money, as specified in the act, collectred from allottees for this project only for land and construcion of this project.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W



CA. Ankit Talreja
Nagpur
15th January 2024
UDIN :24177608BKBIQO3702

Date:-15/01/2024
Place:-Nagpur

Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	1801	128.75	83,80,700.00	14,25,000.00	69,55,700.00
2	1902	126.56	73,35,370.00	32,30,000.00	41,05,370.00
3	1903	127.71	64,78,220.00	4,75,000.00	60,03,220.00
4	1802	126.56	73,35,370.00	23,75,000.00	49,60,370.00
5	1803	127.71	50,00,000.00	36,60,000.00	13,40,000.00
6	1901	128.75	83,80,700.00	56,30,000.00	27,50,700.00
7	801	128.75	83,80,700.00	33,44,000.00	50,36,700.00
8	802	126.56	73,35,370.00	24,00,000.00	49,35,370.00
9	1002	126.56	73,35,370.00	30,40,000.00	42,95,370.00
10	1101	128.75	83,80,700.00	20,79,550.00	63,01,150.00
11	702	126.56	90,00,000.00	38,00,000.00	52,00,000.00
12	1602	126.56	73,35,370.00	38,00,000.00	35,35,370.00
13	1003	127.71	73,00,000.00	46,66,404.00	26,33,596.00
14	1302	126.56	73,35,370.00	33,95,000.00	39,40,370.00
15	703	127.71	85,00,000.00	46,86,145.00	38,13,855.00
16	1001	128.75	75,00,000.00	40,37,500.00	34,62,500.00
17	902	126.56	72,82,000.00	43,65,695.00	29,16,305.00
18	603	127.71	82,00,000.00	69,24,370.00	12,75,630.00
19	1601	128.75	1,21,47,500.00	96,02,006.00	25,45,494.00
20	1603	127.71	67,00,000.00	41,56,250.00	25,43,750.00
21	901	128.75	55,56,000.00	38,98,500.00	16,57,500.00
22	401	128.75	83,80,700.00	19,00,000.00	64,80,700.00
23	501	128.75	85,00,000.00	50,38,522.00	34,61,478.00
24	503	127.71	64,78,220.00	49,55,000.00	15,23,220.00
25	602	126.56	80,00,000.00	56,50,000.00	23,50,000.00
26	1403	127.71	55,00,000.00	37,00,250.00	17,99,750.00
27	1701	128.75	90,00,000.00	61,27,500.00	28,72,500.00
28	1201	128.75	70,00,000.00	28,50,000.00	41,50,000.00
29	1202	126.56	73,35,370.00	24,70,000.00	48,65,370.00
30	1102	126.56	85,00,000.00	40,80,000.00	44,20,000.00
31	1501	128.75	65,00,000.00	39,90,000.00	25,10,000.00
32	1402/1502	253.12	1,46,70,730.00	15,20,000.00	1,31,50,730.00
33	502	126.56	73,35,370.00	19,00,000.00	54,35,370.00
34	903	127.71	64,78,220.00	19,00,000.00	45,78,220.00
	TOTAL	**4,466.21**	**26,48,77,350.00**	**12,70,71,692.00**	**13,78,05,658.00**

Unsold Inventory

Sr. No.	Plot No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	101	128.75	38,43,703
2	102	126.56	37,78,233
3	103	127.71	38,12,714
4	104	127.55	38,07,788
5	201	128.75	38,43,703
6	202	126.56	37,78,233
7	203	127.71	38,12,714
8	204	127.55	38,07,788
9	301	128.75	38,43,703
10	302	126.56	37,78,233
11	303	127.71	38,12,714
12	304	127.55	38,07,788

13	402	126.56	37,78,233
14	403	127.71	38,12,714
15	404	127.55	38,07,788
16	504	127.55	38,07,788
17	601	128.75	38,43,703
18	604	127.55	38,07,788
19	701	128.75	38,43,703
20	704	127.55	38,07,788
21	803	127.71	38,12,714
22	804	127.55	38,07,788
23	904	127.55	38,07,788
24	1004	127.55	38,07,788
25	1103	127.71	38,12,714
26	1104	127.55	38,07,788
27	1203	127.71	38,12,714
28	1204	127.55	38,07,788
29	1301	128.75	38,43,703
30	1303	127.71	38,12,714
31	1304	127.55	38,07,788
32	1401	128.75	38,43,703
33	1404	127.55	38,07,788
34	1503	127.71	38,12,714
35	1504	127.55	38,07,788
36	1604	127.55	38,07,788
37	1702	126.56	37,78,233
38	1703	127.71	38,12,714
39	1704	127.55	38,07,788
40	1804	127.55	38,07,788
41	1904	127.55	38,07,788
		5,234.55	**15,62,72,198**

Table F
Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated (As on the date of this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	6,00,00,000	6,00,00,000	1,15,20,509
2	Total Borrowed Funds (Secured) - Drawdown availed till date	10,00,00,000	10,00,00,000	9,09,24,837
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	7,00,00,000	7,00,00,000	1,45,33,126
4	Customer Receipts under for Project	29,40,77,856	29,40,77,856	12,70,71,692
5	Total Funds for Project	52,40,77,856	52,40,77,856	24,40,50,164
6	Total Estimated Cost (As per Table A)	40,47,14,370	40,47,14,370	24,40,50,164

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

Yours Faithfully,
For G A D & Associates
FRN - 146550W

GAD & ASSOCIATES ★ FRN-146550W NAGPUR ★ Chartered Accountants

CA. Ankit Talreja
Partner
M. no. 177608
UDIN :24177608BKBIQO3702

Agreed and accepted by:

Name:- Rajesh Batwani
Place:-Nagpur
Date:-15/01/2024